

Middletown Springs Building Committee
Middletown Springs Library
Thursday, July 18, 2019

Approved Minutes

Committee: Michael Beattie, Fred Bradley, Kimberly Bushnell – Clerk, Patty Kenyon - Chair, Maureen McCormack, David Munyak, David Wright.

Absent: Robin Chesnut-Tangerman, Kristal Hier – Vice Chair, Tom Hurcomb.

1. **Call to Order:** The meeting was called to order at 7:10pm by P Kenyon.
2. **Approval of Minutes:** M Beattie moved to approve the unapproved minutes of 6/20/2019. F Bradley seconded, Motion carried.
3. **Public Comment:** none
4. **Feasibility Study Update:** CPG asked for some additional people as potential interviewees. P Kenyon, D Munyak, K Hier, and K Bushnell compiled a list and letters of introduction were sent to eight people or couples, in hopes that at least five would agree to be interviewed by CPG. Kathy Letendre assisting with the outreach and scheduling.
5. **Building & Design**
 - a. **Update on Project Construction Eval sub committee** – Herb Childress and D Munyak had a phone meeting with the Vermont Bond Bank. It was very helpful. Bond bank endorsed the idea of a Request for Qualifications to find companies which are interested in building our building while working with potential in-kind donations or reduced rates for materials or labor. Once they say they are interested and qualified they are sent a send bid package. Rate/payback schedule is varied since the same amount of principal is paid but the interest decreases overtime as the principal owed decreases. The option of a **USDA Loan** was discussed. Issues there are that all contractors must be pre-qualified by USDA which would make in-kind/reduced rate materials and labor more difficult to use. It could be done with Project manager/GC getting prep-qualified and then they subcontract with the in-kind donors. There is also a grant which ties to the loan which ends up being forgiveness on a small portion of the loan.
 - b. **Next step:** T Hurcomb is setting up a meeting with Joe Giancola for an informational interview to get his thoughts about how using in-kind in construction
 - c. **Renderings:** Corrections not yet available. D Munyak is will follow up.
 - d. **Permit Extension:** The well permit is expiring in Aug. D Munyak talked to Frank Parent regarding extension. There is an application to fill out application and reduced fee of \$150. It is a two year permit and then it will be extended for two years.

6. **Other Business:** none.
7. **Next meeting scheduled:** Wednesday, August 7, 2019
8. M McCormick moved to **adjourn** at 7:45 pm. F Bradley seconded. Motion carried.

Respectfully submitted.
Kimberly Bushnell, clerk